



**10936 108 Avenue
Fairview, Alberta**

MLS # A2195629



\$379,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,147 sq.ft.	Age:	1964 (61 yrs old)
Beds:	4	Baths:	3
Garage:	Asphalt, Heated Garage, Off Street, RV Access/Parking, RV Garage, Triple G		
Lot Size:	0.44 Acre		
Lot Feat:	Gazebo, Landscaped, Low Maintenance Landscape, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: Shed and Gazebo

This immaculate bungalow sits on a spacious double lot, totaling .44 acres, and includes a 28x34 heated shop/garage, combining comfort with functionality. Move-in ready, the home boasts a beautifully landscaped backyard, a well-maintained garden, a greenhouse, and a relaxing covered back patio—ideal for outdoor enjoyment. Inside, you'll find a generous and bright, south-facing living room, dining area, and a kitchen that overlooks the tranquil backyard. The main floor features two cozy bedrooms, including a large primary suite with an ensuite bathroom. An additional full bathroom, complete with a jetted soaker tub, is conveniently located on the main level. The fully finished basement offers cold storage, a laundry room, two large additional bedrooms, and a massive family room—perfect for gatherings or hobbies. The property has been meticulously cared for, and it's ready for new owners to take pride in this exceptional acreage-style living. Located near all essential amenities, this property offers a remarkable opportunity for comfortable living, with the perfect balance of outdoor space, storage, and proximity to everyday conveniences.